

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JULY 7, 2016, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Attorney Shawn Guzman
City Manager Gary Esplin
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Michele Randall

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Bowcutt and the invocation was offered by Father Adrian with the St. George Catholic Church.

Mayor Pike introduced Terri Kane, Chief Executive Officer of Dixie Regional Medical Center and Vice President of Intermountain Healthcare's Southwest Region and Steven Caplin, Governing Board Chair.

Mr. Caplin thanked the Council for supporting the appointment of City Attorney Shawn Guzman to serve as a trustee on the governing board. He then recognized Terri Draper, Director of Communications and Public Relations for Dixie Regional and the southwest region. He and Ms. Kane then presented the 2015 Statistics & Accomplishments for Dixie Regional Medical Center. Ms. Kane also provided an update on the new facilities that are currently being constructed.

Support Services Director Marc Mortensen presented a PowerPoint presentation covering the following topics: City of St. George – Identity and Brand Implementation; Common Issues City Logos; Common Strengths City Logos; Why New? Why Now?; Current Logo; Photo of the proposed City Seal; History to Now – Key Facts about St. George; Review Branding Platform; Possible Symbols; The Obvious Choice – Sun; The New Logo; What it Says; New Logos and Tagline; and Samples of Proposed Letterhead, Envelopes and Business Cards, Clothing, Logos on City Vehicles and Signs.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

FINANCIAL REPORT:

Consider approval of the May, 2016 financial report.

City Manager Gary Esplin advised this will be the final report for the fiscal year as the June report will be included in the CAFR. Things are still in good shape, revenues are

greater and expenditures are less than anticipated. Sales tax is up, property tax is greater than projected and the golf courses have seen a 5% increase since last year.

MOTION: A motion was made by Councilmember Arial to approve the May, 2016 financial report.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change on 8.16 acres generally located southwest of Seegmiller Drive and east of Little Valley Road from R-1-12 to RE-20. Development Solutions Group, applicant.

Planning & Zoning Manager John Willis presented the request for a zone change from R-1-12 to RE-20 on 8.16 acres generally located southwest of Seegmiller Drive and east of Little Valley Road. He presented a PowerPoint covering the following topics: aerial map; general plan map; zoning map; zone change map (proposal); zone change area. Planning Commission recommended approval.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the zone change from R-1-12 to RE-20.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

ORDINANCE/AMEND TITLE 3 CHAPTER 20 OF CITY CODE:

Consider approval of an ordinance amending Title 3 Chapter 20 of City code to address transportation network services (TNCs) and to make the requirements for taxi cabs more uniform with TNCs.

Deputy City Attorney Paula Houston advised State law changed regards to setting standards for transportation network services (TNCs). She outlined some of the proposed changes to the taxi cab ordinance to address these changes and to adjust the requirements for taxis so that those requirements are closer to the requirements

for the TNCs. TNC drivers and companies will not be required to obtain a City business license; however, taxi drivers and companies will. This is because TNCs are regulated by the State through the Department of Commerce. Complaints regarding TNCs will be directed to the Department of Commerce as they will handle them.

City Attorney Shawn Guzman added that if a taxi driver would like to become a TNC they can.

Deputy City Attorney Paula Houston explained the differences between operations for TNCs and taxis.

City Attorney Shawn Guzman stated that the State relies on the TNC to ensure background checks are being done; with taxis, they were being checked at the local level.

Deputy City Attorney Paula Houston added that the proposed ordinance requires the permit be renewed annually which includes a background check. She noted that there were some clerical changes she made on the clean version for the Mayor's signature.

MOTION: A motion was made by Councilmember Arial to approve the ordinance amending Title 3 Chapter 20 of City Code to address transportation network services (TNCs) and to make the requirements for taxi cabs more uniform with TNCs.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Bowcutt – aye

Councilmember Arial – aye

Councilmember Baca – aye

The vote was unanimous and the motion carried.

INTERLOCAL AGREEMENT WITH UTAH LOCAL GOVERNMENTS TRUST/RESOLUTION:

Consider approval of a resolution approving an interlocal agreement between the City and Utah Local Governments Trust for the provision of insurance coverages.

City Manager Gary Esplin, each year the City obtains proposals on insurance coverages for liability, worker's compensation and such. A great proposal was received from ULGT.

City Attorney Shawn Guzman outlined some of the changes. If the City continues its workers compensation coverage with them, a \$50,000 reimbursement will be given to the City in October. Additionally, the City will receive a 3-year rate guarantee with some conditions. Keeping a loss ratio at 30% or less over the next 3 years, the City will qualify for a \$100,000 reimbursement.

MOTION: A motion was made by Councilmember Baca to approve the interlocal agreement between the City and Utah Local Governments Trust for the provisions of insurance coverages.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Assistant Public Works Director Wes Jenkins advised at its meeting held on June 28, 2016, the Planning Commission recommended setting public hearings on July 21, 2016 to consider A) A zone change amendment to 1) approve a fifth zone change amendment to the Atkinville Interchange Zone Plan to add/allow the use of truck sales and service on Astragalus Drive in the PD-C zone in area 2.3 and 2) approve the site plan layout and building design in the PD-C zone in area 2.3 for development of the Kenworht site on a portion of 27.14 acres generally located in the vicinity of the former Utah Travel Center located east of the I-15 Freeway in the Milepost 2 Interchange and within the Atkinville Master Plan area; and B) A request to change the zone from RE-12.5 to C-2 on approximately 0.69 acres generally located on Red Hills Parkway by 1900 East Street.

MOTION: A motion was made by Councilmember Hughes to set the public hearings for July 21, 2016.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT:

Assistant Public Works Director Wes Jenkins presented the request to amend the final plat for Kachina Cliffs Phase 2 – Entrada at Snow Canyon Amended. Property is located at approximately 2110 West Magatsu Drive and is zoned Planned Development Residential. The purpose of amending the final plat is to revise the interior lot restrictions on the no build – no disturb lines shown on lots 40 and 41. He showed the plat and outlined the proposed amendment.

MOTION: A motion was made by Councilmember Hughes to approve amending the final plat for Kachina Cliffs Phase 2 – Entrada at Snow Canyon Amended.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT:

Assistant Public Works Director Wes Jenkins presented the request to amend the final plat for Primrose Pointe Subdivision Phase 4 2nd Amended and Extended. Property is located at approximately 1900 East and 200 South and is zoned R-1-10. The purpose of amending the final plat is to make lot 42 larger. When built, the staff was built larger than shown on the construction drawings and final plat. He showed the plat and outlined the proposed amendment. Staff is going to ask the developer to increase the no disturb area, so it may change on the final plat. Currently, the final plat is recorded without a no disturb area.

MOTION: A motion was made by Councilmember Hughes to approve amending the final plat for Primrose Pointe Subdivision Phase 4 2nd Amended and Extended.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Camadon Subdivision Phase 1, a 3-lot residential subdivision located at approximately 1200 West 750 North Street; zoning is R-1-10. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Camadon Subdivision Phase 1 located at approximately 1200 West 750 North Street.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Hawthorne Estates Phase 4 1, a 12-lot residential subdivision located at approximately 3100 East and 3580 South; zoning is R-1-10. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Hawthorne Estates Phase 4.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Baca noted that tonight's final plats total approximately 124 lots in the Little Valley area. He commented that the City is taking steps to see that there is fire and public safety protection in that area.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Maple Estates Phase 1, 15-lot residential subdivision located at approximately 3100 East and 3580 South Street; zoning is R-1-10. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Bowcutt to accept the final plat for Maple Estates Phase 1.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Oakwood Estates Phase 4, a 9-lot residential subdivision located at approximately 3170 East and 3100 South Street; zoning is R-1-10. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Oakwood Estates Phase 4 located at approximately 3170 East and 3100 South Street.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Redwood Estates Phase 1 Subdivision, an 18-lot residential subdivision located east of 3210 East Street and south of 33230 South Street and north of Crimson Ridge Drive; zoning is R-1-8. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Redwood Estates Phase 1 Subdivision.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for The Arbors Phases 1-5, a 70-lot residential subdivision located between Little Valley Road and 3000 East at the northeast corner of the intersection of Little Valley Road and Horseman Park Drive; zoning is R-1-12. He showed and reviewed the preliminary plat. The developer is proposing double fronting lots along Little Valley Road and 3000 East which will require a 10' landscape strip and a 6' high privacy wall. There is an equestrian trail shown on the master plan going north to Seegmiller Drive, the developer is proposing to reroute the trail north on Little Valley Road to Seegmiller Drive; the Parks Department felt it was acceptable. Dixie Power owns the south 30' of the Seegmiller property; staff has been working with them to get the storm drain line extended.

MOTION: A motion was made by Councilmember Baca to approve the preliminary plat for The Arbors Phases 1-5 located between Little Valley Road and 3000 East at the northeast corner of the intersection of Little Valley Road and Horseman Park Drive.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye

Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins showed the proposal to purchase a portion of property to align Horseman Park Dr. The owner has been agreeable, but would like to access to the left of his driveway.

GRANT APPLICATION:

Consider approval of a grant application through the Utah Department of Transportation for counting software and equipment at the airport for aircraft operations.

City Manager Gary Esplin advised the application is for a small grant from UDOT for a computer program that tracks and counts takeoffs and landings at the airport as well as aircraft transmissions for such. The grant will pay 90% leaving the City to pay 10%.

MOTION: A motion was made by Councilmember Arial to approve the grant application through the Utah Department of Transportation for counting software and equipment at the airport for aircraft operations.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin mentioned that the financial report shows the projected revenues through May approaching \$1 million at the airport.

AGREEMENT FOR TRANSPORTATION NETWORK SERVICES AT THE AIRPORT:

Consider approval of an agreement with Raiser for transportation network services at the airport.

City Manager Gary Esplin explained this agreement allows Uber operators to provide services at the airport.

City Attorney Shawn Guzman advises taxis are charged \$500 per year – they receive a reserved spot near baggage claim to pick up passengers. With Uber, they will be charged \$1 per trip for 1-4 passengers, 5-9 passengers will be \$1.50 per trip. The fees and contract were based upon those of Salt Lake City.

A discussion took place regarding what Uber operators are allowed and not allowed to do and how Uber works. Staff will be watching to see that operators adhere to the rules. Uber operators will not be allowed to solicit customers at the airport.

MOTION: A motion was made by Councilmember Arial to approve the agreement with Raiser for transportation network services at the airport.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

SALE OF CITY PROPERTY:

Consider the sale of City property to Bracken Investments, LC located off Riverside Drive.

City Manager Gary Esplin explained property is located off Riverside Drive, near Riverside Apartments. The value is \$6 per sq. ft. The buyer will be given a \$10,000 credit on the sale price to install landscaping along the trail. The total sale price will be \$43,032.

City Attorney Shawn Guzman commented that staff is waiting for the buyer to get access to an easement for access to the parcel through the commercial center. The sale will not close until they have that independent access.

MOTION: A motion was made by Councilmember Arial to accept the purchase of approximately 0.17 acres of City property approximate to AAA Disaster Services in the amount of \$43,032, conditioned on the applicant obtaining perpetual right to access Riverside Drive through the adjacent commercial property.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the meeting held on May 5, 2016.

Consider approval of the minutes from the meeting held on May 12, 2016.

Consider approval of the minutes from the meeting held on May 19, 2016.

Consider approval of the minutes from the meeting held on June 2, 2016.

MOTION: A motion was made by Councilmember Arial to approve the minutes from May 5, 2016, May 2, 2016, May 19, 2016 and June 2, 2016.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

Although no reports were provided, the Council discussed the 4th of July activities.

ADJOURN:

MOTION: A motion was made by Councilmember Baca to adjourn.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.